



**CITY OF MISSOURI CITY  
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **April 8, 2015, at 7:00 p.m. at: City Hall, Council Chambers, 2<sup>nd</sup> Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. READING OF MINUTES**

Consider approval of the minutes of the March 11, 2015, Planning & Zoning Commission meeting.

**4. REPORTS**

**A. COMMISSION REPORTS**

- (1) Chairman of the Planning and Zoning Commission
- (2) Planning and Zoning Commissioners

**B. STAFF REPORTS**

- (1) Director of Development Services
- (2) Planning Representative
- (3) City Engineer

**5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.

**6. PLATS**

**A. CONSENT AGENDA**

- (1) Consider approval of a preliminary plat for Sienna Village of Destrehan Section 6B
- (2) Consider approval of a preliminary plat for Sienna Village of Destrehan Section 7B
- (3) Consider approval of a preliminary plat for Sienna Village of Destrehan Section 9B
- (4) Consider approval of a preliminary plat for Stonebrook at Riverstone Section 2
- (5) Consider approval of a final plat for Child Care Development

**7. ZONING MAP AMENDMENTS**

None

**8. ZONING TEXT AMENDMENTS**

None

**9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

None

**10. ADJOURN**

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Nancy Desobry, Development Department at 281-403-8541.

**CERTIFICATION**

I certify that a copy of the April 8, 2015, agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on April 2, 2015.

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Nancy Desobry  
Office Manager  
Development Services

## MEMORANDUM

**MEETING DATE:** April 08, 2015

**TO:** Planning and Zoning Commission

**FROM:** Gary W. Smith, Director of Development Services *gws*  
Robert Upton, City Engineer *RU*

**REVIEWED BY:** Jose Abraham, Planner I  
Daryl Sawatzky, Public Works Construction Inspector

**PREPARED BY:** Jose Abraham, Planner I

**SUBJECT:** Sienna Village of Destrehan Section 6B - Preliminary Plat

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A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The zoning district designation for the subject site is as follows: ETJ, Extraterritorial Jurisdiction

**A. The following comments represent significant procedural and/or substantive deficiencies in the application:**

1. All conditions placed on the approval of Sienna Plantation Phase 1B, Sections 6B, 7B, 9B, 10 -13B – Conceptual Plan must be approved.
2. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G). **Please indicate POB on the plat.**
3. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
4. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Utility models for water and sanitary are required per Chapter 5.02 and 6.02 of the City's Public Infrastructure Manual. Additionally, provide information on minimum fire flow and minimum system pressure.**

**B. The following comments represent minor procedural and/or substantive deficiencies in the application:**

AGENDA ITEM NO. 609 1

1. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a DWG file of the plat that is projected correctly.**
2. All lots and blocks shall be numbered or lettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please revise reserve table to indicate accurate ownership and use for proposed Reserve B.**
3. The location, rights-of-way widths, and names of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please indicate all easements within 200 feet of the proposed subdivision including the easement abutting lot 19 of Sienna Village of Destrehan Section 6 and the extension of 200 feet drainage easement outside the proposed plat boundary.**
4. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
5. Building lines shall be labeled in accordance with Section 2.D(17). **Please indicate side building line for Lot 1 of the proposed subdivision.**
6. Update provided copy of restrictive covenants to provide a description of the subject property. A notice of applicability as referenced in the document should be provided with a final plat application and upon recordation of the covenants.

#### **Plat Notes**

The following plat notes must be included on the face of a preliminary plat:

- 1) The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the extraterritorial jurisdiction of the City of Missouri City, Texas."
- 2) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 3) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 4) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.

- 5) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 6) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the                      (insert name) Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 82-164(12) of the Code of Ordinances of the City of Missouri City, Texas.
- 7) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 8) There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
- 9) The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
- 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

**C. The following observations/suggestions are provided:**

1. A deed for the dedication of parkland in accordance with the number of lots shown on the final plat for Sienna Village of Destrehan, Section 6B will be

required at or prior to the time of final plat approval in accordance with Section 1.08 of the 8<sup>th</sup> Amendment to the DA.

2. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.
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**RECOMMENDATION:** The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on completion/provision of the above.



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

## APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☒ PRELIMINARY  
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

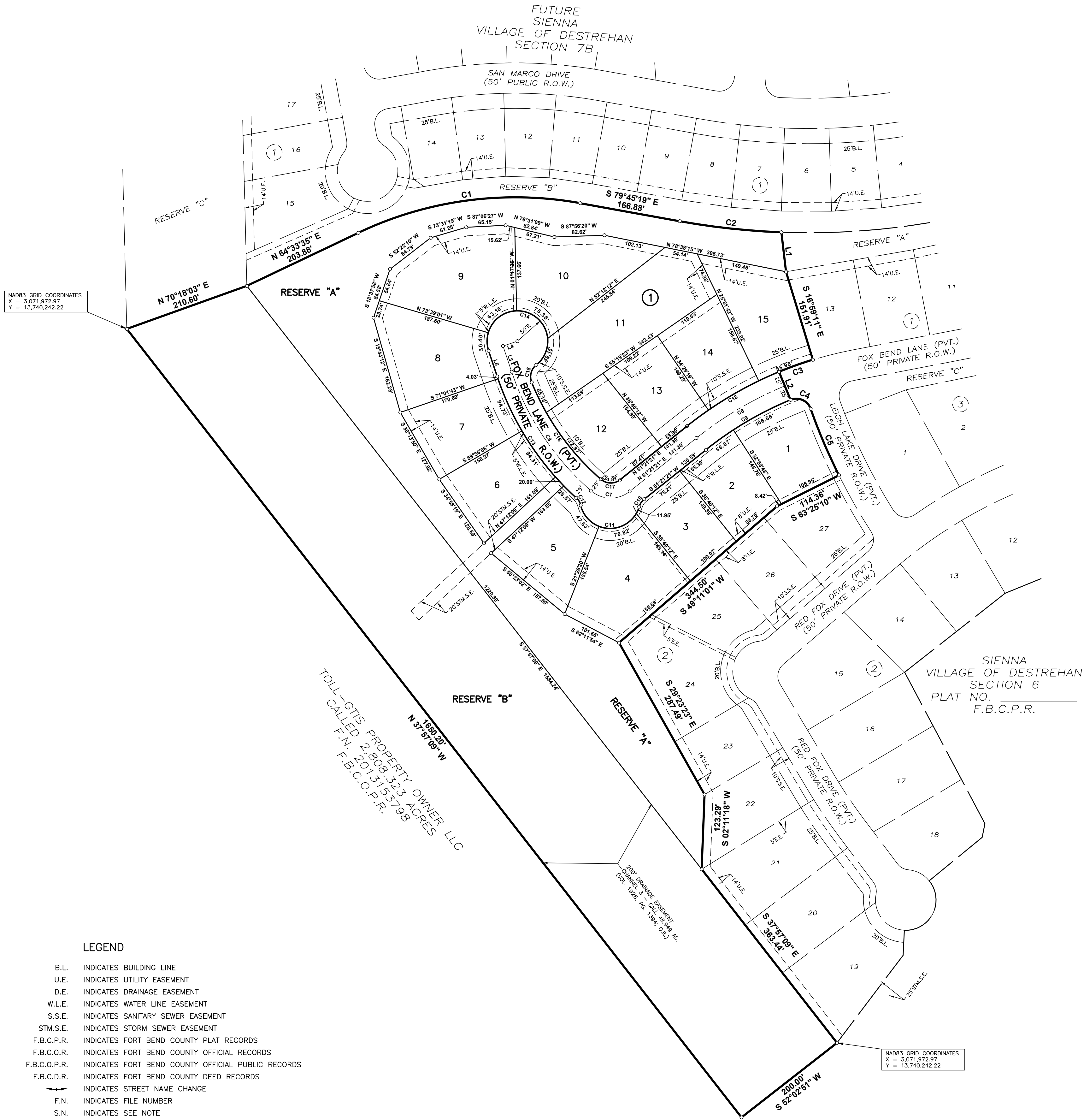
DATE:

1. Name of plat: SIENNA VILLAGE OF DESTREHAN SECTION 6B		
2. Name of conceptual plan that encompasses this plat (if applicable): SIENNA VILLAGE OF DESTREHAN		
3. Type of use (Circle one or more):    Multifamily Residential    Commercial    Industrial    Planned Development <div style="text-align: center; margin-top: 10px;"> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Single Family Residential</span>    Specific Use Permit         </div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owner, LLC. - Karl Mistry		
Mailing Address: 10110 West Sam Houston Parkway. Suite 350 Houston. Texas 77064		
Phone No.:(281 ) 894    - 8655                      Fax No.:(    )    -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): Rene Rodriguez - LJA Engineering, Inc.		
Mailing Address: 2929 Brairpark Drive, Suite 600 Houston, Texas 77064		
Phone No.:(713 ) 953    - 5228                      Fax No.:(713 ) 953    - 5026		
Email: rerodriguez@ljaengineering.com		
6. Is plat located inside the City limits? (Circle One):                      YES <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">NO</span>		
7. Is plat located inside the City's ETJ? (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">YES</span> NO		
8. Total acreage: 18.901		
9. Estimated # of Sections: 1                      Blocks: 1                      Reserves: 2		
10. Estimated # of residential lots/dwelling units: 15		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: <u>0.946</u>	Residential Lots: <u>7.081</u>
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): <u>Landscape/Open Space/Drainage</u> (acres): <u>10.872</u>		
12. Residential lot dimensions:                      Average: _____                      Smallest: _____		
13. Lot area:                      Non cul-de-sac: 15,693                      Cul-de-sac: 24,713		
14. Front width (At property line):                      Non cul-de-sac: 90'                      Cul-de-sac: 65'		
15. Front width (At building line):                      Non cul-de-sac: 90'                      Cul-de-sac: 65'		
16. Depth:                      Non cul-de-sac: 150'                      Cul-de-sac: 150'		
17. Block Length: <u>1600'</u> Average: <u>200'</u> Longest: <u>299'</u> Shortest: <u>196'</u>		
18. Type of Streets (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Private                      Combination Public/Private		
19. Type of Water System (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Individual Water Wells                      Other (attach explanation)		
20. Type of Sanitary System (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Individual Septic Tanks                      Other (attach explanation)		
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 4		

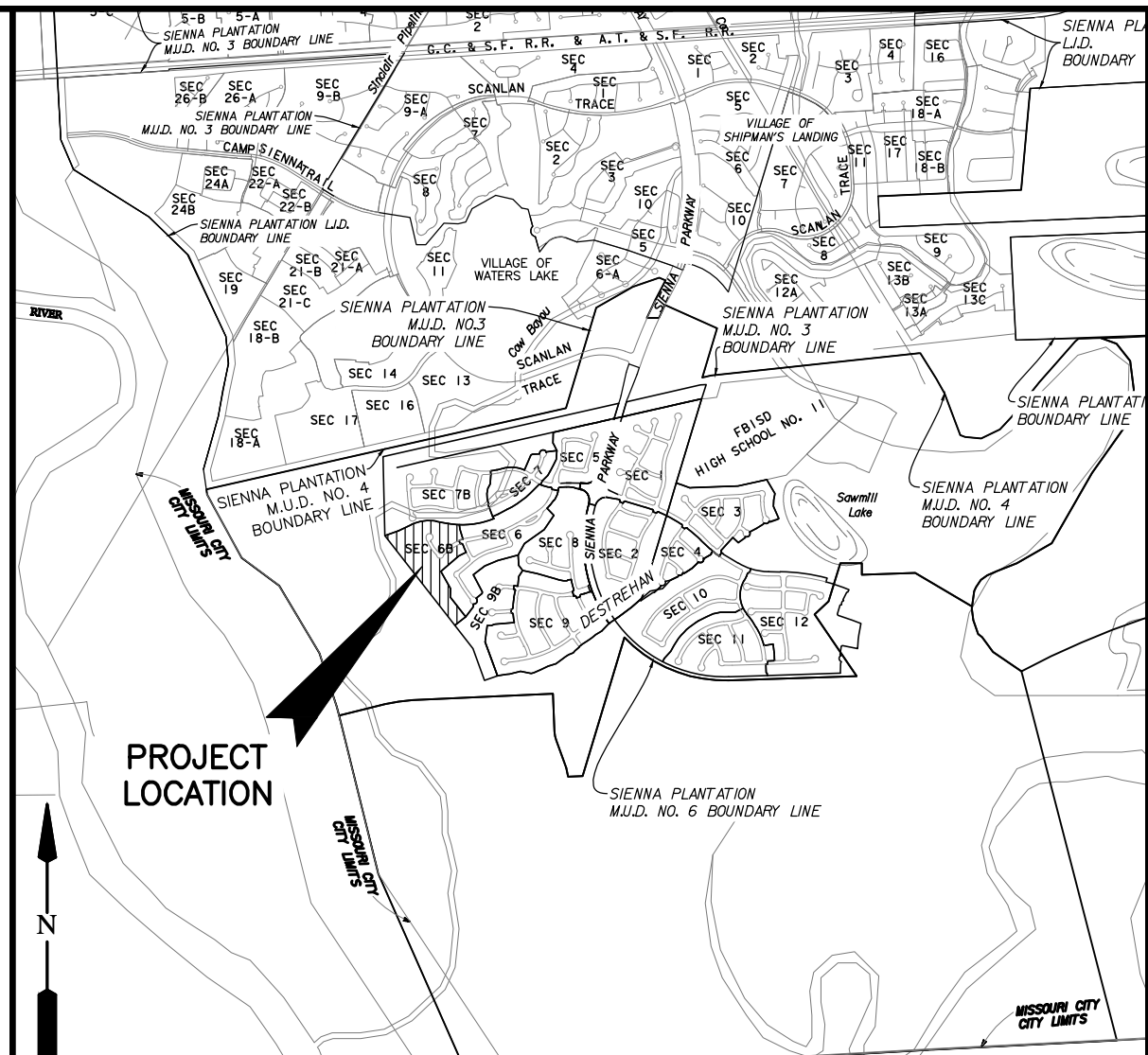
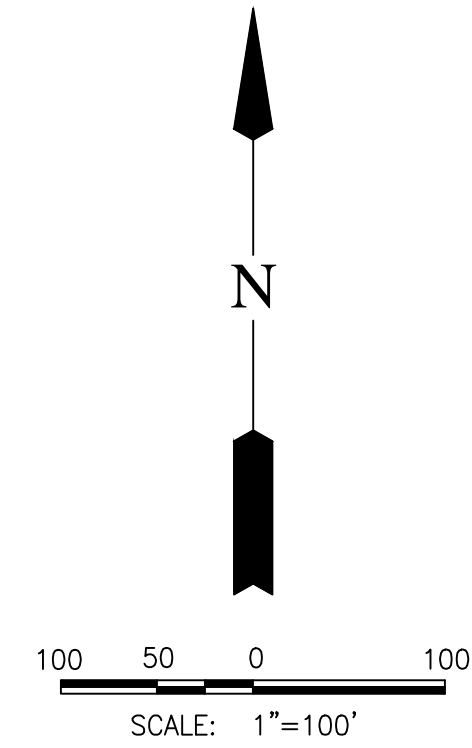
NAD83 GRID COORDINATES  
X = 3,071,972.97  
Y = 13,740,242.22

- LEGEND
- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
W.L.E. INDICATES WATER LINE EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS  
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS  
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE  
F.N. INDICATES FILE NUMBER  
S.N. INDICATES SEE NOTE  
RES. INDICATES RESERVE

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	3.447	150,138	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (HOA)
B	7.425	323,442	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (HOA)
TOTAL	10.872	473,580		



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	603.00'	35°41'56"	375.56'	369.82'	N 82°24'08" E
C2	1197.00'	8°04'59"	168.87'	168.73'	S 83°47'48" E
C3	625.00'	8°26'35"	89.37'	89.35'	S 70°17'31" W
C4	25.00'	92°51'40"	40.52'	36.23'	S 68°59'56" E
C5	975.00'	7°00'44"	119.33'	119.25'	S 23°04'28" E
C6	600.00'	16°12'53"	169.80'	169.23'	S 59°27'47" W
C7	50.00'	79°46'21"	69.61'	64.13'	S 88°45'28" E
C8	450.00'	30°23'12"	238.66'	235.87'	S 33°40'41" E
C9	575.00'	16°12'53"	162.72'	162.18'	S 59°27'47" W
C10	25.00'	34°45'50"	15.17'	14.94'	S 33°58'26" W
C11	50.00'	149°25'30"	130.40'	96.46'	N 88°41'44" W
C12	25.00'	33°38'58"	14.68'	14.47'	N 30°48'27" W
C13	475.00'	29°08'51"	241.64'	239.04'	N 33°03'31" W
C14	50.00'	249°51'19"	218.04'	81.99'	S 73°33'26" E
C15	25.00'	73°32'45"	32.09'	29.93'	S 14°38'51" W
C16	425.00'	26°41'46"	198.02'	196.24'	S 36°31'25" E
C17	25.00'	79°46'21"	34.81'	32.06'	S 88°45'28" E
C18	625.00'	16°12'53"	176.87'	176.28'	N 59°27'47" E



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 650T

PRELIMINARY PLAT  
SIENNA  
VILLAGE OF DESTREHAN  
SECTION 6B

A SUBDIVISION OF 18.901 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVES (10.872 ACRES) 1 BLOCK  
MARCH 20, 2015 JOB NO. 1414-1506BP-309

OWNERS:  
TOLL-GTIS PROPERTY OWNER, LLC  
KARL MISTRY, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

ENGINEER:  
LJA Engineering, Inc.  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 10110501

OMAR NOE ESCOBAR, JR.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 107281

KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
TEXAS REGISTRATION NO. 4797





**DEVELOPMENT SERVICES DEPARTMENT  
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## APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☒ PRELIMINARY  
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

DATE:

1. Name of plat: SIENNA VILLAGE OF DESTREHAN SECTION 7B		
2. Name of conceptual plan that encompasses this plat (if applicable): SIENNA VILLAGE OF DESTREHAN		
3. Type of use (Circle one or more):    Multifamily Residential    Commercial    Industrial    Planned Development <div style="text-align: center;"> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Single Family Residential</span>    Specific Use Permit  Other (Explain): </div>		
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owner, LLC. - Karl Mistry		
Mailing Address: 10110 West Sam Houston Parkway. Suite 350 Houston. Texas 77064		
Phone No.:(281 ) 894    - 8655                      Fax No.:(    )    -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): Rene Rodriguez - LJA Engineering, Inc.		
Mailing Address: 2929 Brairpark Drive, Suite 600 Houston, Texas 77064		
Phone No.:(713 ) 953    - 5228                      Fax No.:(713 ) 953    - 5026		
Email: rerodriguez@ljaengineering.com		
6. Is plat located inside the City limits? (Circle One):                      YES <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">NO</span>		
7. Is plat located inside the City's ETJ? (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">YES</span> NO		
8. Total acreage: 62.434		
9. Estimated # of Sections: 1                      Blocks: 4                      Reserves: 5		
10. Estimated # of residential lots/dwelling units: 78		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____                      Public Streets: 5.082                      Residential Lots: 22.73 Lakes/Ponds (non-recreational): _____                      Irrigation/Drainage Canals: _____                      Recreational Uses: _____ Utility Easements: _____                      Public Parkland: _____ Other (explain): Landscape/Open Space/Drainage                      (acres): 34.622		
12. Residential lot dimensions:                      Average: _____                      Smallest: _____		
13. Lot area:                      Non cul-de-sac: 10,640                      Cul-de-sac: 20,000		
14. Front width (At property line):                      Non cul-de-sac: 75'                      Cul-de-sac: 70'		
15. Front width (At building line):                      Non cul-de-sac: 75'                      Cul-de-sac: 70'		
16. Depth:                      Non cul-de-sac: 130'                      Cul-de-sac 130'		
17. Block Length: 8,155'                      Average: 400'                      Longest: 1,086'                      Shortest: 100'		
18. Type of Streets (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Public</span> Private                      Combination Public/Private		
19. Type of Water System (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">Public</span> Individual Water Wells                      Other (attach explanation)		
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21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 4		

## MEMORANDUM

**MEETING DATE:** April 08, 2015

**TO:** Planning and Zoning Commission

**FROM:** Gary W. Smith, Director of Development Services  
Robert Upton, City Engineer

**REVIEWED BY:** Jose Abraham, Planner I  
Daryl Sawatzky, Public Works Construction Inspector

**PREPARED BY:** Jose Abraham, Planner I

**SUBJECT:** Sienna Village of Destrehan Section 7B - Preliminary Plat

---

A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The zoning district designation for the subject site is as follows: ETJ, Extraterritorial Jurisdiction

**A. The following comments represent significant procedural and/or substantive deficiencies in the application:**

1. All conditions placed on the approval of Sienna Plantation Phase 1B, Sections 6B, 7B, 9B, 10 -13B – Conceptual Plan must be approved.
2. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of “X”, “Y” as required by the City of Missouri City Design Manual, Section 2.10(G). **Please indicate POB on the plat.**
3. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
4. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Utility models for water and sanitary are required per Chapter 5.02 and 6.02 of the City’s Public Infrastructure Manual. Additionally, provide information on minimum fire flow and minimum system pressure.**

**B. The following comments represent minor procedural and/or substantive deficiencies in the application:**

1. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a DWG file of the plat that is projected correctly.**
2. The total number of acres, lots, blocks, AND reserves shall be indicated in accordance with Section 2.D(3). **The proposed number of lots indicated on the application, title block, preliminary plat, and the conditionally approved conceptual plan do not match. Please provide proposed number of lots for this subdivision.**
3. All lots and blocks shall be numbered or lettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please revise reserve table to indicate accurate ownership and use for all proposed Reserves.**
4. The location, rights-of-way widths, and names of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please indicate all easements within 200 feet of the proposed subdivision.**
5. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
6. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). Street A, B, C... are not valid street names. **Please propose valid street names and provide a revised alphabetical list of streets.**
7. Update provided copy of restrictive covenants to provide a description of the subject property. A notice of applicability as referenced in the document should be provided with a final plat application and upon recordation of the covenants.

### **Plat Notes**

The following plat notes must be included on the face of a preliminary plat:

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“All of the property subdivided in the above and foregoing plat is within the extraterritorial jurisdiction of the City of Missouri City, Texas.”
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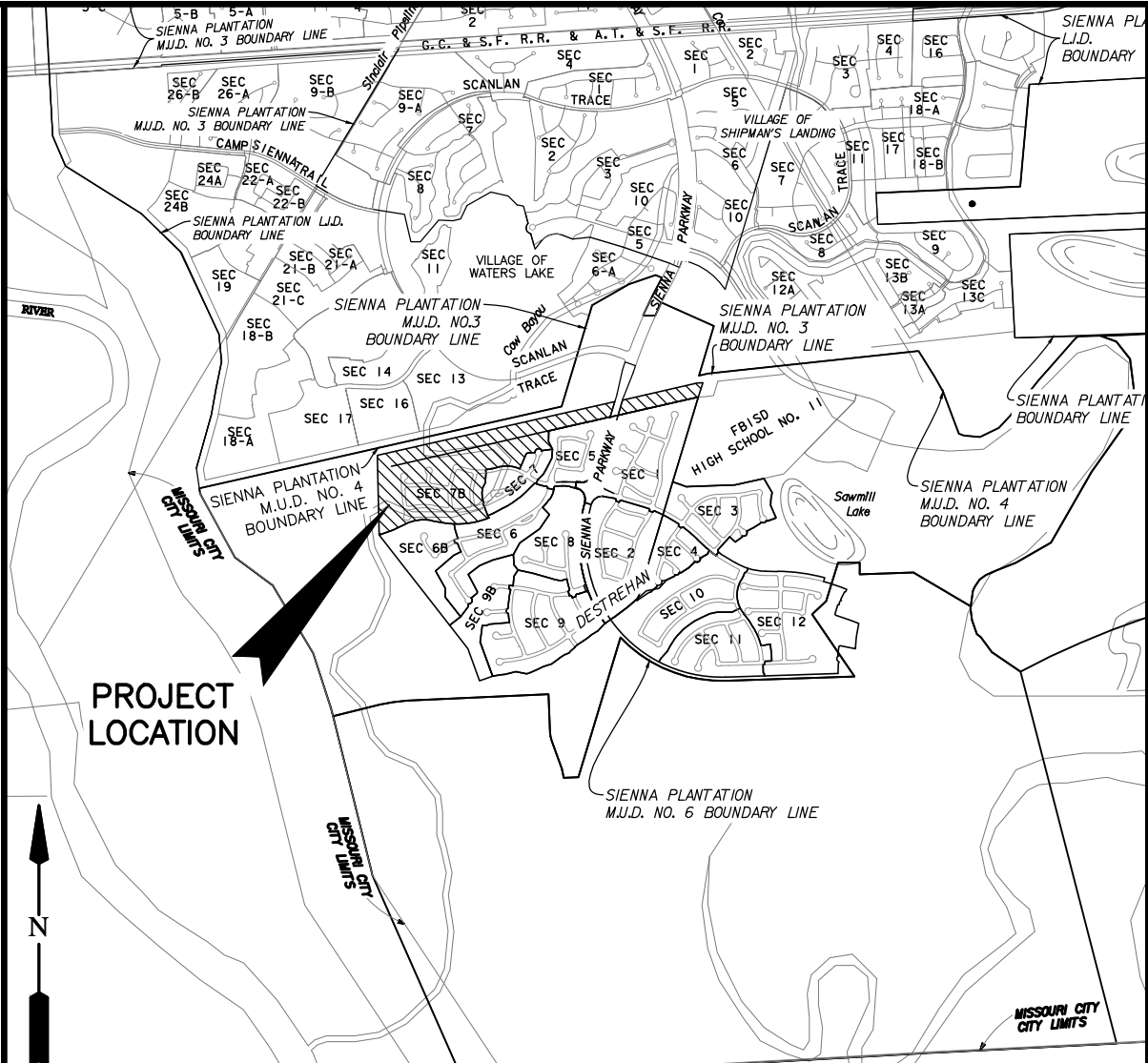
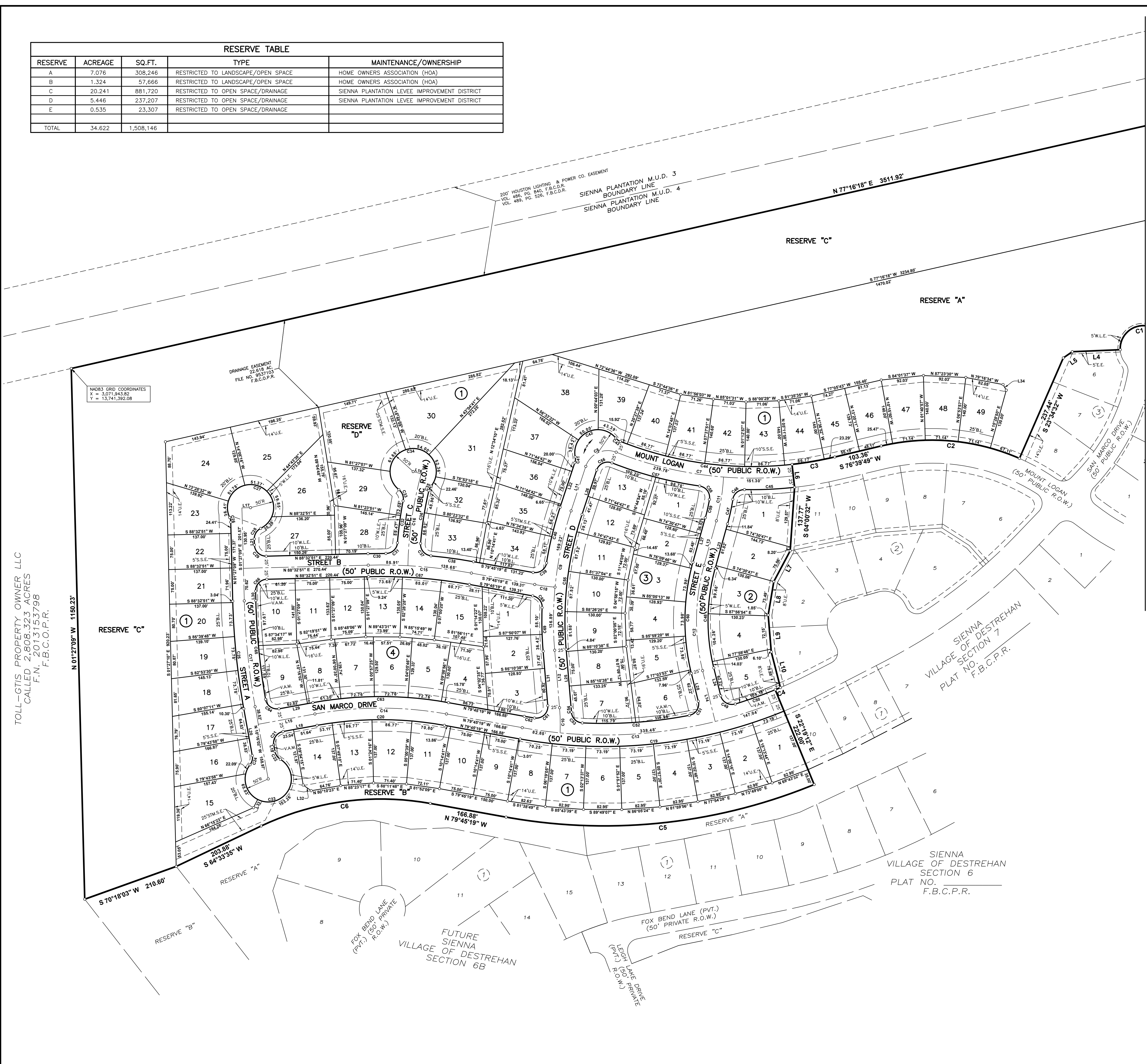
**C. The following observations/suggestions are provided:**

1. A deed for the dedication of parkland in accordance with the number of lots shown on the final plat for Sienna Village of Destrehan, Section 7B will be required at or prior to the time of final plat approval in accordance with Section 1.08 of the 8<sup>th</sup> Amendment to the DA.
  2. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.
- 

**RECOMMENDATION:** The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on completion/provision of the above.



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	7.076	308,246	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (HOA)
B	1.324	57,666	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (HOA)
C	20.241	881,720	RESTRICTED TO OPEN SPACE/DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
D	5.446	237,207	RESTRICTED TO OPEN SPACE/DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	0.535	23,307	RESTRICTED TO OPEN SPACE/DRAINAGE	
TOTAL	34.622	1,508,146		



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 650T

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- RES. INDICATES RESERVE
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT

PRELIMINARY PLAT  
SIENNA  
VILLAGE OF DESTREHAN  
SECTION 7B

A SUBDIVISION OF 62.434 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

77 LOTS 5 RESERVES (34.622 ACRES) 4 BLOCKS  
MARCH 20, 2015 JOB NO. 1414-1507BP-309

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC  
KARL MISTRY, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

ENGINEER:

LJA Engineering, Inc.  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386  
T.B.P.L.S. Firm No. 10110501



KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR,  
TEXAS REGISTRATION NO. 4797

OMAR NOE ESCOBAR, JR.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 107281



## MEMORANDUM

**MEETING DATE:** April 08, 2015

**TO:** Planning and Zoning Commission

**FROM:** Gary W. Smith, Director of Development Services  
Robert Upton, City Engineer

**REVIEWED BY:** Jose Abraham, Planner I  
Daryl Sawatzky, Public Works Construction Inspector

**PREPARED BY:** Jose Abraham, Planner I

**SUBJECT:** Sienna Village of Destrehan Section 9B - Preliminary Plat

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A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The zoning district designation for the subject site is as follows: ETJ, Extraterritorial Jurisdiction

**A. The following comments represent significant procedural and/or substantive deficiencies in the application:**

1. All conditions placed on the approval of Sienna Plantation Phase 1B, Sections 6B, 7B, 9B, 10 -13B – Conceptual Plan must be approved.
2. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of “X”, “Y” as required by the City of Missouri City Design Manual, Section 2.10(G). **Please indicate POB on the plat.**
3. A temporary benchmark (TBM) shall be set in the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
4. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). **Utility models for water and sanitary are required per Chapter 5.02 and 6.02 of the City’s Public Infrastructure Manual. Additionally, provide information on minimum fire flow and minimum system pressure.**

**B. The following comments represent minor procedural and/or substantive deficiencies in the application:**



1. An electronic plat shall be submitted in accordance with Section 2.D(2). **Please provide a DWG file of the plat that is projected correctly.**
2. The location, rights-of-way widths, and names of all **existing** and **proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please indicate all easements within 200 feet of the proposed subdivision.**
3. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).
4. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). Street A is not a valid street name. **Please propose a valid street name and provide a revised alphabetical list of streets.**
5. Update provided copy of restrictive covenants to provide a description of the subject property. A notice of applicability as referenced in the document should be provided with a final plat application and upon recordation of the covenants.

#### **Plat Notes**

The following plat notes must be included on the face of a preliminary plat:

- 1) The following note shall be added to the plat as requested by Ft. Bend County: "All of the property subdivided in the above and foregoing plat is within the extraterritorial jurisdiction of the City of Missouri City, Texas."
- 2) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 3) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 4) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 5) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 6) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space;

and the \_(insert name)\_ Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 82-164(12) of the Code of Ordinances of the City of Missouri City, Texas.

- 7) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 8) There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
- 9) The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
- 10) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

**C. The following observations/suggestions are provided:**

1. A deed for the dedication of parkland in accordance with the number of lots shown on the final plat for Sienna Village of Destrehan, Section 9B will be required at or prior to the time of final plat approval in accordance with Section 1.08 of the 8<sup>th</sup> Amendment to the DA.
  2. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.
-

**RECOMMENDATION:** The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on completion/provision of the above.



**DEVELOPMENT SERVICES DEPARTMENT  
Planning & Development Division**

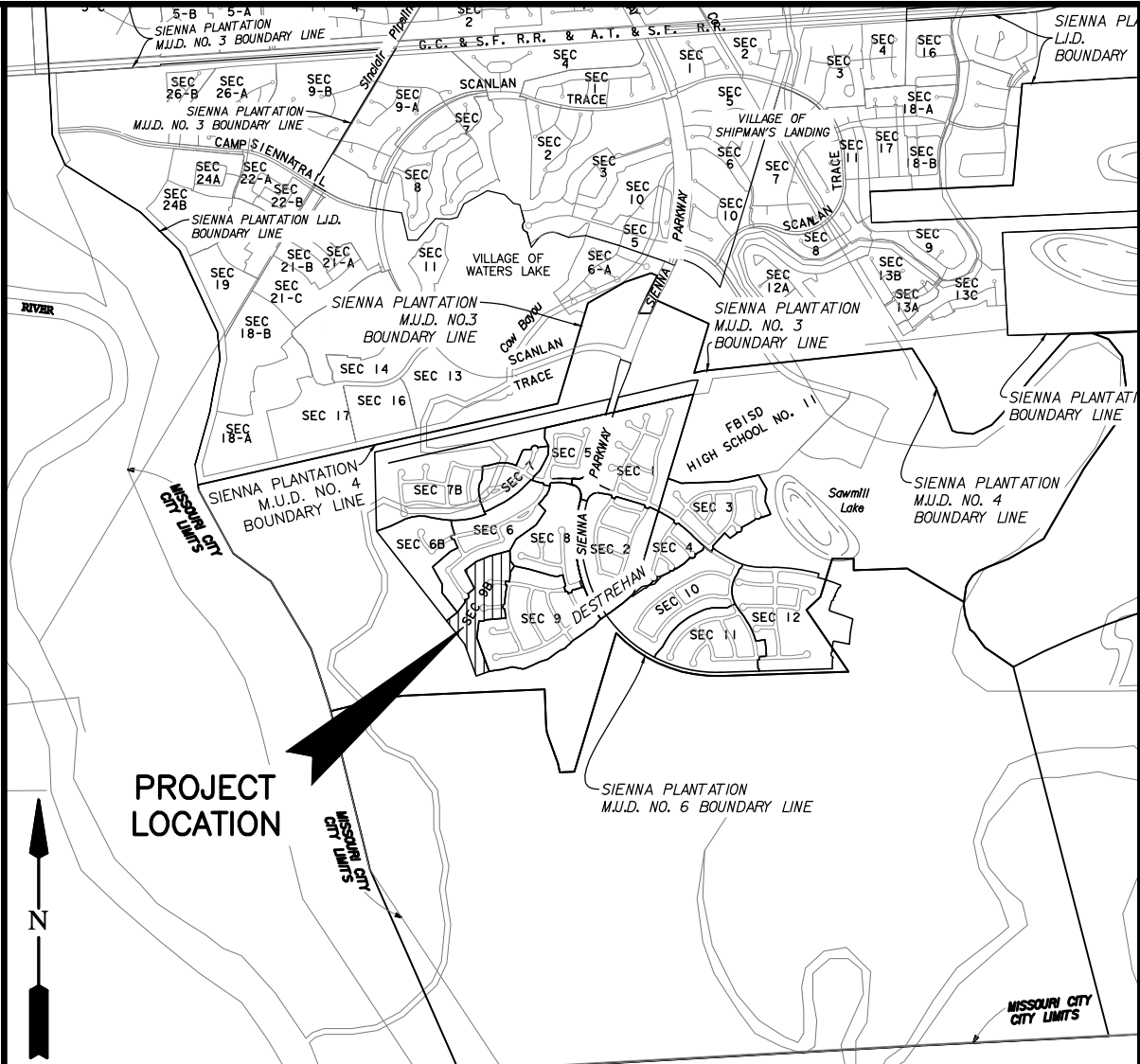
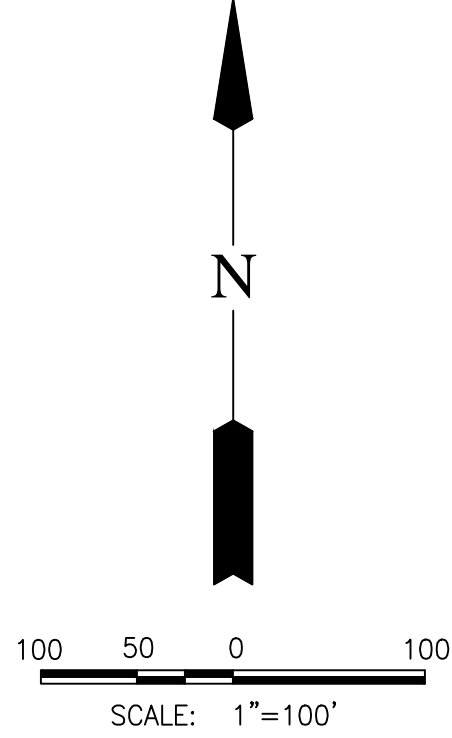
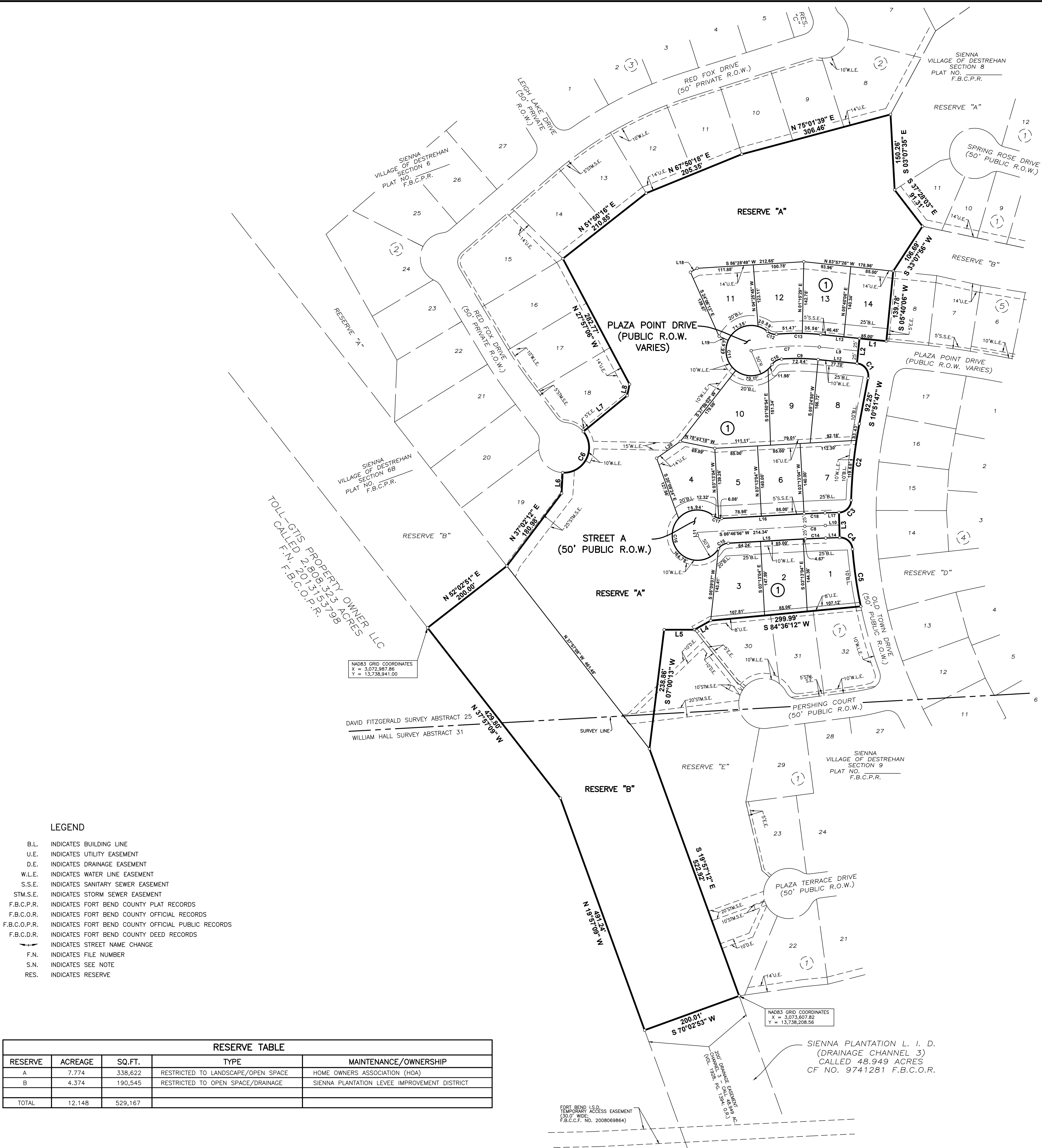
1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

## APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN ☒ PRELIMINARY  
☐ REVISED CONCEPTUAL PLAN ☐ REVISED PRELIMINARY

DATE:

1. Name of plat: SIENNA VILLAGE OF DESTREHAN SECTION 9B		
2. Name of conceptual plan that encompasses this plat (if applicable): SIENNA VILLAGE OF DESTREHAN		
3. Type of use (Circle one or more):    Multifamily Residential    Commercial    Industrial    Planned Development <div style="text-align: center; margin-top: 10px;"> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Single Family Residential</span>    Specific Use Permit         </div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): TOLL-GTIS Property Owner, LLC. - Karl Mistry		
Mailing Address: 10110 West Sam Houston Parkway. Suite 350 Houston. Texas 77064		
Phone No.:(281 ) 894    - 8655                      Fax No.:(    )    -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): Rene Rodriguez - LJA Engineering, Inc.		
Mailing Address: 2929 Brairpark Drive, Suite 600 Houston, Texas 77064		
Phone No.:(713 ) 953    - 5228                      Fax No.:(713 ) 953    - 5026		
Email: rerodriguez@ljaengineering.com		
6. Is plat located inside the City limits? (Circle One):                      YES <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">NO</span>		
7. Is plat located inside the City's ETJ? (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">YES</span> NO		
8. Total acreage: 17.375		
9. Estimated # of Sections: 1                      Blocks: 1                      Reserves: 2		
10. Estimated # of residential lots/dwelling units: 14		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>		
Private Streets: _____	Public Streets: 0.824	Residential Lots: 4.402
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____
Utility Easements: _____	Public Parkland: _____	
Other (explain): Landscape/Open Space/Drainage                      (acres): 12.148		
12. Residential lot dimensions:                      Average: _____                      Smallest: _____		
13. Lot area:                      Non cul-de-sac: 11,900                      Cul-de-sac: 13,580		
14. Front width (At property line):                      Non cul-de-sac: 80'                      Cul-de-sac: 70'		
15. Front width (At building line):                      Non cul-de-sac: 80'                      Cul-de-sac: 70'		
16. Depth:                      Non cul-de-sac: 140'                      Cul-de-sac: 140'		
17. Block Length: 653'                      Average: 200'                      Longest: 221'                      Shortest: 150'		
18. Type of Streets (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Private    Combination Public/Private		
19. Type of Water System (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Individual Water Wells    Other (attach explanation)		
20. Type of Sanitary System (Circle One): <span style="border: 1px solid blue; border-radius: 50%; padding: 2px 10px;">Public</span> Individual Septic Tanks    Other (attach explanation)		
21. Municipal Utility District: Sienna Plantation Municipal Utility District No. 4		



VICINITY MAP  
SCALE: 1"=1/2 MILE  
KEY MAP NO. 650T

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	98°11'41"	41.54'	36.92'	S 36°44'04" E
C2	925.00'	9°29'00"	153.10'	153.93'	S 06°07'17" W
C3	25.00'	86°58'59"	37.95'	34.41'	S 44°52'16" W
C4	25.00'	86°58'59"	37.95'	34.41'	S 48°08'45" E
C5	925.00'	7°07'52"	115.13'	115.05'	S 08°13'12" E
C6	50.00'	132°07'10"	115.30'	91.40'	N 26°43'54" E
C7	450.00'	17°22'28"	136.46'	135.94'	S 86°58'52" W
C8	1500.00'	1°33'48"	40.93'	40.93'	S 87°33'50" W
C9	425.00'	9°49'10"	72.84'	72.75'	N 89°14'29" W
C10	25.00'	52°04'42"	22.72'	21.95'	S 59°48'34" W
C11	50.00'	276°10'49"	241.01'	66.80'	N 08°08'22" W
C12	25.00'	44°54'02"	19.59'	19.09'	S 72°29'59" E
C13	475.00'	10°37'05"	88.03'	87.90'	S 89°38'27" E
C14	1475.00'	1°33'48"	40.24'	40.24'	S 87°33'50" W
C15	25.00'	53°40'58"	23.42'	22.58'	S 59°56'27" W
C16	50.00'	275°51'34"	240.73'	67.00'	N 06°56'15" W
C17	25.00'	42°10'36"	16.40'	17.99'	S 72°07'46" E
C18	1525.00'	1°33'48"	41.61'	41.61'	N 87°33'50" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°19'54" W	53.76'
L2	S 05°40'06" W	50.00'
L3	S 01°38'15" E	50.00'
L4	S 60°37'53" W	37.26'
L5	N 89°59'58" W	60.33'
L6	N 02°47'29" E	41.40'
L7	N 50°40'19" E	113.00'
L8	N 11°21'37" E	23.21'
L9	N 84°19'54" W	77.70'
L10	N 88°20'44" E	27.83'
L11	N 03°13'04" W	5.58'
L12	N 84°19'54" W	77.70'
L13	S 84°19'54" E	77.70'
L14	S 88°20'44" W	27.81'
L15	S 86°46'56" W	163.90'
L16	N 88°46'56" E	163.98'
L17	N 88°20'44" E	27.83'
L18	S 60°16'23" W	15.53'
L19	S 65°45'26" E	20.00'
L20	S 54°51'08" W	57.85'

- LEGEND
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - RES. INDICATES RESERVE

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	7.774	338,622	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOME OWNERS ASSOCIATION (HOA)
B	4.374	190,545	RESTRICTED TO OPEN SPACE/DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
TOTAL	12.148	529,167		

PRELIMINARY PLAT  
SIENNA  
VILLAGE OF DESTREHAN  
SECTION 9B

A SUBDIVISION OF 17.375 ACRES OF LAND SITUATED IN THE  
DAVID FITZGERALD LEAGUE, ABSTRACT 25, FORT BEND COUNTY, TEXAS.

14 LOTS 2 RESERVES (12.148 ACRES) 1 BLOCK  
MARCH 20, 2015 JOB NO. 1414-1509BP-309

OWNERS:  
TOLL-GTIS PROPERTY OWNER, LLC  
KARL MISTRY, AUTHORIZED REPRESENTATIVE  
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064  
PH. (281) 894-8655

ENGINEER:  
LJA Engineering, Inc.  
2929 Briarpark Drive Suite 600 Houston, Texas 77042  
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 10110501

OMAR NOE ESCOBAR, JR.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS REGISTRATION NO. 107281





**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Development Division**

1522 Texas Parkway  
Missouri City, Texas 77489  
281-403-8600 (Office) ■ 281-208-5551 (Fax)  
www.missouricitytx.gov

## APPLICATION FOR PLAT APPROVAL

Check One: ☐ CONCEPTUAL PLAN  
☐ REVISED CONCEPTUAL PLAN

☒ PRELIMINARY  
☐ REVISED PRELIMINARY

DATE: March 20, 2015

1. Name of plat: STONEBROOK AT RIVERSTONE SECTION TWO		
2. Name of conceptual plan that encompasses this plat (if applicable): STONEBROOK AT RIVERSTONE		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;">Single Family Residential      Specific Use Permit</div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Perry Homes - Rick Hale		
Mailing Address: 9000 Gulf Freeway, 3rd Floor, Houston, Texas 77017		
Phone No.: (713) 948 - 7772 Fax No.: ( ) -		
Email: Rick.Hale@perryhomes.com		
5. Applicant's name (Engineer, Planner, Architect, Etc.): BGE   Kerry R> Gilbert & Assoc. - Geoff Freeman		
Mailing Address: 23501 Cinco Ranch Blvd., Suite A-250, Katy, Texas 77494		
Phone No.: (281) 579 - 0340 Fax No.: (281) 579 - 8212		
Email: gfreeman@krga.com		
6. Is plat located inside the City limits? (Circle One): YES <b>NO</b>		
7. Is plat located inside the City's ETJ? (Circle One): <b>YES</b> NO		
8. Total acreage: 29.75		
9. Estimated # of Sections: <u>1</u> Blocks: <u>3</u> Reserves: <u>5</u>		
10. Estimated # of residential lots/dwelling units: 116		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: <u>7.17</u> Residential Lots: <u>21.19</u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: <u>1.1</u> Utility Easements: _____ Public Parkland: _____ Other (explain): <u>Landscape / Open space</u> (acres): <u>0.29</u>		
12. Residential lot dimensions: Average: <u>50' / 60' x 110'</u> Smallest: <u>50' x 110'</u>		
13. Lot area: Non cul-de-sac: 5,500 / 6,600 Cul-de-sac: 6,000 / 7,000		
14. Front width (At property line): Non cul-de-sac: 50' / 60' Cul-de-sac: 50' / 60'		
15. Front width (At building line): Non cul-de-sac: 50' / 60' Cul-de-sac: 50' / 60'		
16. Depth: Non cul-de-sac: 110' Cul-de-sac: 110'		
17. Block Length: _____ Average: <u>500'</u> Longest: <u>1,000'</u> Shortest: <u>250'</u>		
18. Type of Streets (Circle One): <b>Public</b> Private Combination Public/Private		
19. Type of Water System (Circle One): <b>Public</b> Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): <b>Public</b> Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: FBCMUD No. 149		

## MEMORANDUM

**MEETING DATE:** April 08, 2015

**TO:** Planning and Zoning Commission

**FROM:** Gary W. Smith, Director of Development Services *gws*  
Robert Upton, City Engineer *TUG BRU*

**REVIEWED BY:** Jose Abraham, Planner I  
Daryl Sawatzky, Public Works Construction Inspector

**PREPARED BY:** Jose Abraham, Planner I

**SUBJECT:** Stonebrook at Riverstone Section Two – Preliminary Plat

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A preliminary plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The zoning district designation for the subject site is as follows: ETJ, Extraterritorial Jurisdiction

**A. The following comments represent significant procedural and/or substantive deficiencies in the application:**

1. A revised conceptual plan should be submitted. Conceptual plan for the subject site was originally approved in 2007 and a final plat for Section One approved in 2008. The Concept Plan should be revised to show the proposed changes to Section Two.
2. A preliminary utility plan with calculations must be provided in accordance with Section 2.D(19). Utility models for water and sanitary are required per Chapter 5.02 and 6.02 of the City's Public Infrastructure Manual. Additionally, minimum fire flow and minimum system pressure information is required.
3. Traffic Impact Analysis has not been approved by the City Engineer. **Please contact City Engineer for information.**

**B. The following comments represent minor procedural and/or substantive deficiencies in the application:**

1. Radius on Chandler Hollow Lane and Sky Run Court does not meet the requirements of the City of Missouri City Infrastructure Design Manual, Section 11. **Please revise.**

2. Knuckle configuration on Shadow Lake Lane between lots 64-68 does not meet the requirements of the City of Missouri City Infrastructure Design Manual, Section 11. **Please revise.**
3. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **City of Missouri City limit is inaccurately indicated on the plat and vicinity map. Please revise.**
4. The location, rights-of-way widths, and names of all existing and proposed easements, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please indicate all easements within 200 feet of the proposed subdivision.**
5. Please provide a signed copy of the Encumbrance Certificate.

#### **Plat Notes**

The following plat notes must be included on the face of a preliminary plat:

- 1) Please revise plat note #12 to read as follows: "In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences."
- 2) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.

#### **C. The following observations/suggestions are provided:**

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be met at **least one (1) week** prior to submittal of the final plat application.

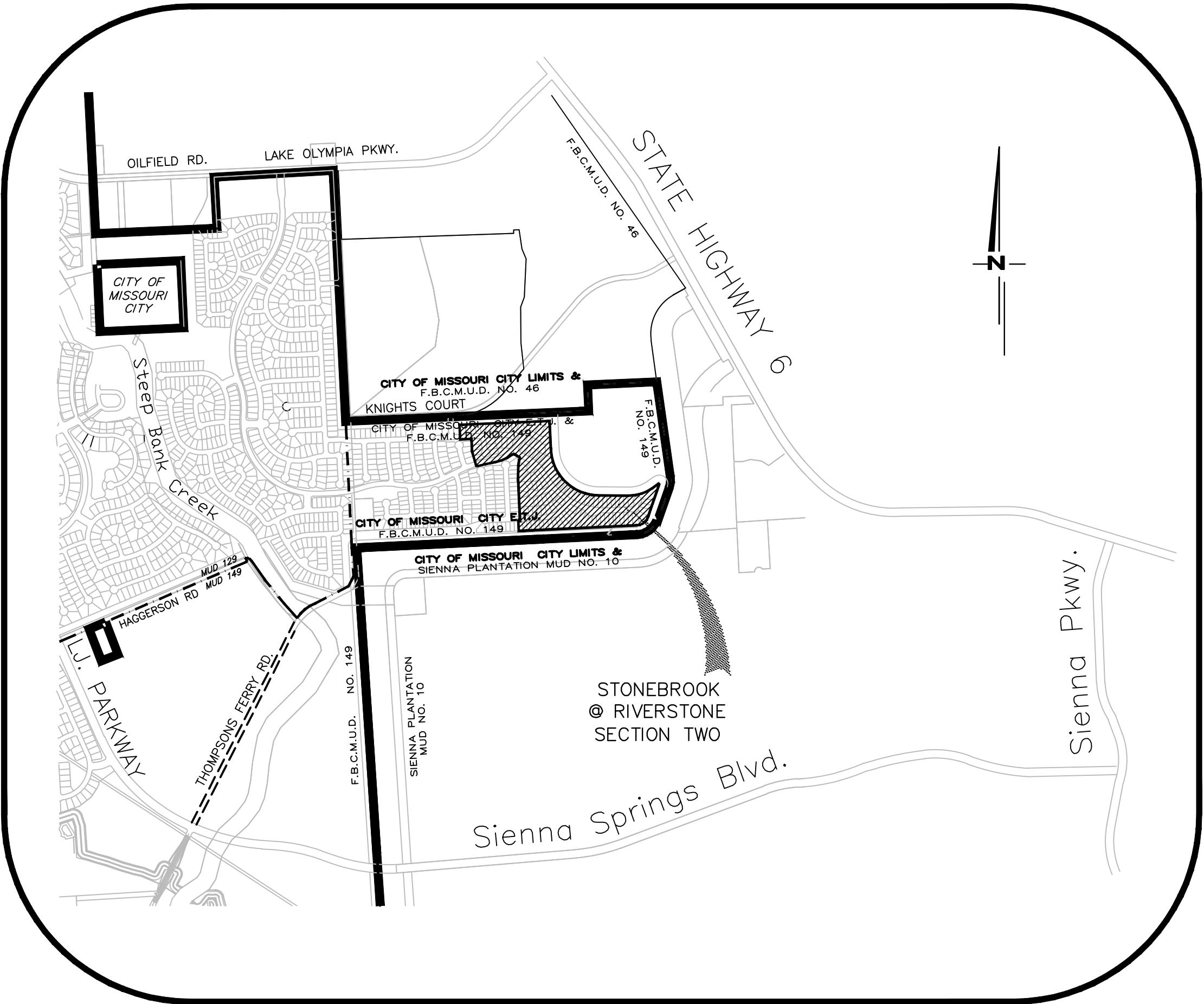
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#### **RECOMMENDATION:**

The Planning and Zoning Commission should grant approval of this **Preliminary Plat** conditioned on completion/provision of the above.



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "W.L.E." INDICATES WATER LINE EASEMENT.
  - "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
  - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
  - L.S. INDICATES LIFT STATION SITE.
  - "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #8040 LOCATED AT THE NOSE OF THE SOUTH MEDIAN AT THE INTERSECTION OF L.J. PARKWAY AND LAKE RIVERSTONE DRIVE. ELEVATION: 66.76 G.V.D. FEET (NAVD '88, 2001 ADJUSTMENT); ELEVATION: 68.06 N.G.V.D. (1929, 1973 ADJUSTMENT).
  - T.B.M: 5/8"IR WITH CAP, ELEV: 67.81  
ELEVATIONS BASED ON U.S.C.&G.S.  
MONUMENT STAMPED "SUGARLAND 1942-1",  
ELEVATION 71.82, N.G.V.D. 1929, 1973 ADJUSTMENT
  - IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ACTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGARLAND AREA CALL (281)561-2999 CALL (281)561-2999
  - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
  - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE.
  - THERE ARE NO EXISTING PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY.
  - ALL SLAB ELEVATIONS SHALL BE ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION (67.5' MINIMUM) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND AS REQUIRED BY SECTION 82-97 (11) OF THE CODE OF THE CITY OF MISSOURI CITY, TEXAS.
  - ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
  - NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
  - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
  - ALL STREETS WITHIN THE PLAT BOUNDARY ARE PUBLIC STREETS INCLUDING THE ACCESS EASEMENT FROM CREEKSTONE CROSSING DRIVE TO THE CITY OF MISSOURI CITY PARK.
  - THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN EACH RESERVE SHOWN ON THIS PLAT.
  - THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.



Vicinity Map  
Scale: 1" = 1200'

A PRELIMINARY PLAT OF  
**STONEBROOK  
AT RIVERSTONE  
SECTION TWO**

**BEING 29.7± ACRES OF LAND**

**CONTAINING 116 LOTS (60'/60' X 110' TYP) AND  
FIVE RESERVES IN THREE BLOCKS.**

**OUT OF THE  
ELIJAH ROARK SURVEY, A-77  
FORT BEND COUNTY, TEXAS**

**DEVELOPER:  
PERRY HOMES  
9000 GULF FREEWAY, 3RD FLOOR  
HOUSTON, TX 77017  
ATTN. MR. RICK HALE  
(713) 948-7772**

**ENGINEER:  
COSTELLO, INC.  
9990 RICHMOND, STE. 450 NORTH  
HOUSTON, TEXAS 77042  
ATTN. CHAD E. HABLINSKI, P.E.  
(713) 783-7788**

**PLANNER:**



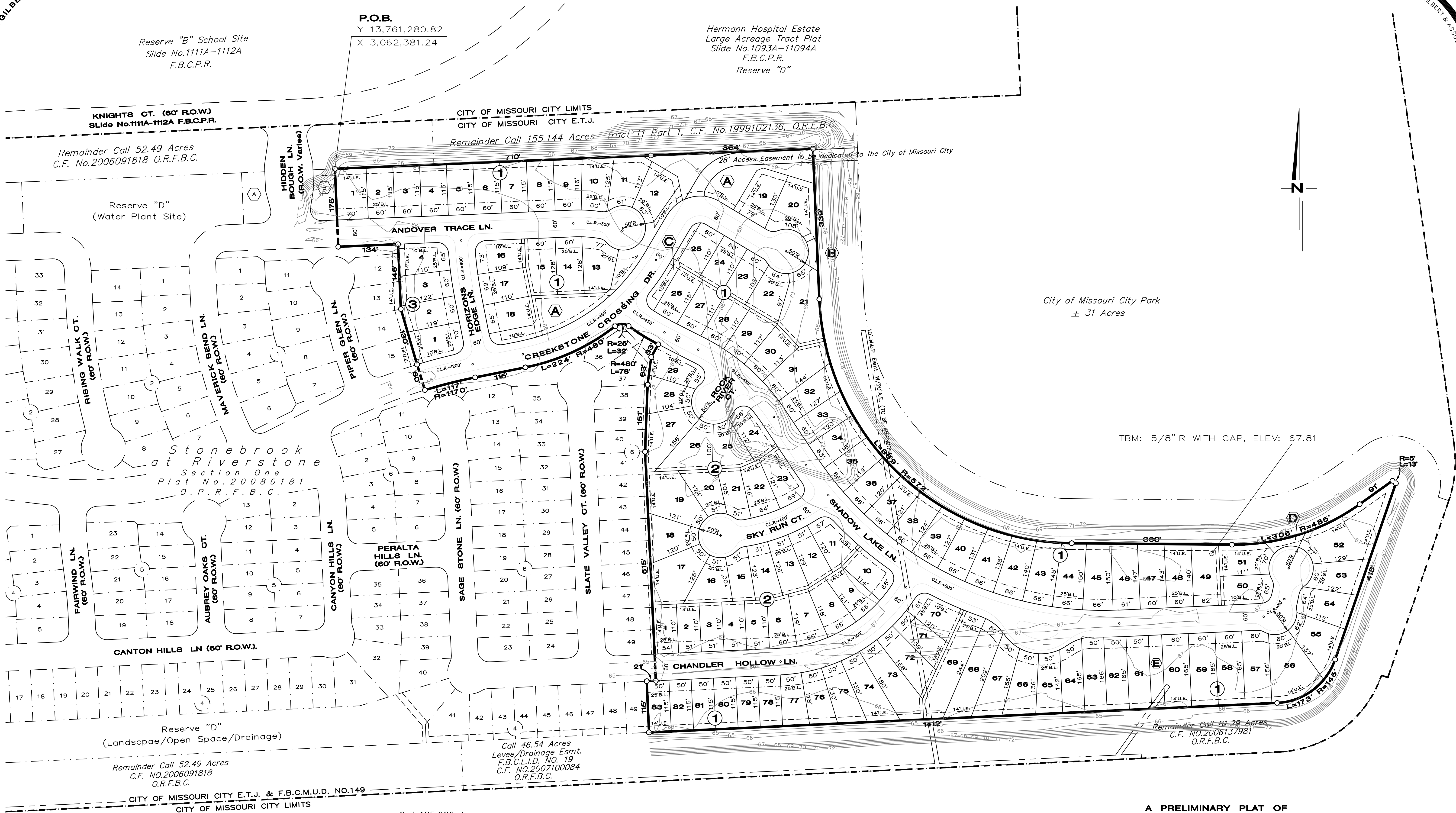
- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77494  
Tel: 281-579-0340

**SHEET 1 OF 2**

SCALE: 1" = 100'  
0 50 100 200

MARCH 20, 2015  
KGA# 05301-410

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, NOR ANY OF ITS OFFICERS, OR EMPLOYEES, OR AGENTS, OR SUBCONTRACTORS, OR ANY OTHER REPRESENTATIVES, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER, OR ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY PLAT.



A PRELIMINARY PLAT OF  
**STONEBROOK AT RIVERSTONE SECTION TWO**  
116 LOTS (50'x60' X 110' TYP.)  
MARCH 20, 2015  
SHEET: 2 OF 2  
SCALE: 1" = 100'

# MEMORANDUM

**MEETING DATE:** April 08, 2015

**TO:** Planning and Zoning Commission

**FROM:** Gary W. Smith, Director of Development Services *gws*  
Robert Upton, City Engineer *JTG for RU*

**REVIEWED BY:** Jose Abraham, Planner I  
Daryl Sawatzky, Public Works Construction Inspector

**PREPARED BY:** Jose Abraham, Planner I

**SUBJECT:** Child Care Development - Final Plat

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A final plat application must be in the form and contain the information and documents as required by the Administrative Platting Manual of the City of Missouri City, as adopted in June 2014 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

The zoning district designation for the subject site is as follows: PD, Planned Development district #8 (Ordinance O-14-50)

**A. The following comments represent significant procedural and/or substantive deficiencies in the application:**

1. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G). **Please indicate POB on the plat.**
2. A letter shall be provided from the Ft. Bend County Drainage District stating that the tract has outfall drainage and all applicable fees have been paid.
3. Provide an easement along the eastern side of the subject plat to allow for the existing electrical underground service to the signal lights at the intersection of Sienna Springs and Sienna Parkway.
4. Access points as depicted on grading plans included with the submittal do not comply with the driveway spacing requirements of The City of Missouri City Infrastructure Design Manual, Section 8.

**B. The following comments represent minor procedural and/or substantive deficiencies in the application:**

1. Please indicate on the title block that the proposed plat is a Final Plat.

AGENDA ITEM NO. *LA 5*

2. All lots and blocks shall be numbered or lettered consecutively in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please include aforementioned table.**
3. The name of the owner, subdivider or principal officer of the owner shall be indicated in the title block in accordance with Section 2.D.(4). **Please replace the mention of “Address” with owner’s address on title block.**
4. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please include City limits of Missouri City, Sienna Plantation Management District boundary, and Sienna Plantation MUD #10 boundary.**
5. Building lines shall be labeled in accordance with Section 2.D(17). **Please indicate a 30 feet building line along the northern property line.**
6. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C.
7. An Encumbrance certificate must be made a part of the final plat in accordance with Section 3.C(8)(h).
8. Please remove Amending Plat Certificates. Additionally, remove Administrative Platting Manual instructions (included within parenthesis) from all signature blocks.
9. Sienna Springs Blvd has been referenced as Sienna Spring Blvd and Sienna Springs Drive on the plat and the vicinity map. Please revise.
10. Provide and appropriate name for the attest. Remove “XYZ and ABCD.”

#### **Plat Notes**

In addition to dedication statements and certificates and other notes listed above, the following plat notes must be included on the face of a final plat:

- 1) The following note shall be added to the plat as requested by Ft. Bend County: “All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas.”
- 2) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.
- 3) In accordance with Center Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without



customer assistance. Access to the meter shall not be blocked by gates, walls or fences.

- 4) Driveway approaches shall be provided in accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 5) Sidewalks shall be constructed as required by section 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 7) The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the           (insert name of the entity)           shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Subsection 82-164(12) of the Code of Ordinances of the City of Missouri City, Texas.
- 8) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plat constitute all of the easements required by the utility companies contacted.
- 9) There are no existing and proposed pipeline easements within the limits of the subdivision. – OR – All existing and proposed pipelines or pipeline easements through the subdivision have been shown.
- 10) The following note must be provided if pipelines or pipeline easements exist within or adjacent to the subdivision for a distance of not less than 200 feet: "Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever distance is greater."
- 11) No building or other permit, except permits for construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 12) The following note must be provided if escrow, a letter of credit, or cash payment is to be provided in lieu of the dedication of parkland. "No building or other permit, except permits for construction of public improvements, will be issued by the City of Missouri City, Texas, for construction within the subdivision until such time as {the escrow of funds required under the provisions of subsection (c)} or {the security instrument required under the provision of subsection (d)} or {the payment of money in lieu of parkland required under the provision of subsection

- (e)} of Section 82-174 of the Code of Ordinances of the City of Missouri City, Texas has been submitted and accepted by the city.”
- 13) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.(11) of the Administrative Platting Manual of the City of Missouri City (June 2014).
- 14) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 15) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.

**C. The following observations/suggestions are provided:**

1. Please be advised that all conditions placed on this application as a result of the Commission's approval must be approved by the Development Services Department before recordation of the final plat.
2. Copies of recorded plats for subdivisions are required to be submitted in electronic, mylar, and paper formats.

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**RECOMMENDATION:** The Planning and Zoning Commission should grant approval of this **Final Plat** conditioned on completion/provision of the above.

MISSOURI CITY

*the show me city*

**DEVELOPMENT SERVICES DEPARTMENT**

**Planning & Development Division**

1522 Texas Parkway

Missouri City, Texas 77489

281-403-8600 (Office) ■ 281-208-5551 (Fax)

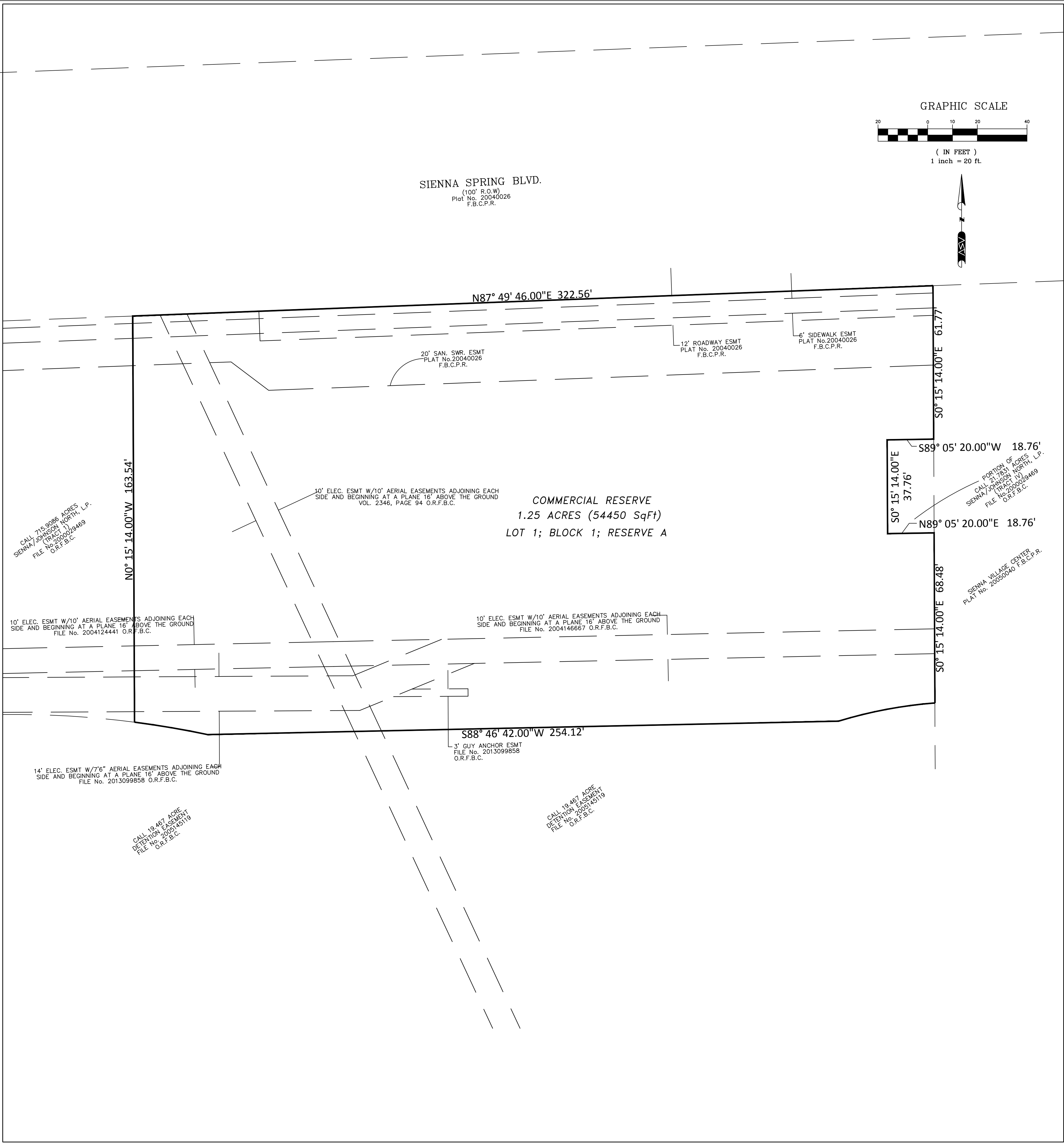
www.missouricitytx.gov

APPLICATION FOR PLAT APPROVAL

- Check One: [ ] AMENDING [✓] FINAL [ ] LARGE ACREAGE TRACT

DATE:

1. Name of plat: <u>CHILD CARE DEVELOPMENT</u>		
2. Name of preliminary plat that encompasses this plat (if applicable):		
3. Type of plat (Circle one or more): Multifamily Residential <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): <u>JERRY LUKA</u>		
Mailing Address:		
Phone No.: <u>(832) 659 9894</u> Fax No.: ( ) -		
Email: <u>LUKAREALTY@HOTMAIL.COM</u>		
5. Applicant's name (Engineer, Planner, Architect, Etc.): <u>ASV CONSULTING GROUP, INC.</u>		
Mailing Address: <u>9950 WESTPARK, SUITE 608, HOUSTON, TX 77459</u>		
Phone No.: <u>(713) 480 - 9096</u> Fax No.: ( ) -		
Email: <u>VAS.VELLORE@ASV CONSULTING GROUP, INC.</u>		
6. Is plat located inside the City limits? (Circle One): <u>YES</u> NO		
7. Is plat located inside the City's ETJ? (Circle One): YES <u>NO</u>		
8. Total acreage: <u>1.25</u>		
9. Number of sections: _____ Blocks: <u>1</u> Reserves: <u>1</u>		
10. Number of residential lots/dwelling units: <u>- 0 -</u>		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: _____ Public Streets: _____ Residential Lots: _____ Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u>DAY CARE</u> (acres): _____		
12. Average lot area: <u>N.A.</u>		
13. Typical lot area: <u>N.A.</u>		
14. Block Length: Average: <u>N.A.</u> Longest: <u>N.A.</u> Shortest: <u>N.A.</u>		
15. Type of Streets (Circle One): Public Private Combination Public/Private		
16. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)		
17. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)		
18. Municipal Utility District: <u>SIENNA PLANTATION MUD 10 WEST</u>		



STATE OF TEXAS  
COUNTY OF FORT BEND  
We, BEGUM JAAN, LLC, acting by and through Mr. JERRINE LUKA, PRESIDENT being officer of BEGUM JAAN, LLC, owner hereinafter referred to as owner of the 1.25 acre tract described in the above and foregoing plat of CHILD CARE DEVELOPMENT, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 11 feet, six inches for ten feet perimeter ground easements or seven feet, six inches for 14 feet perimeter ground easements or five feet, six inches for 16 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

IN TESTIMONY WHEREOF, the BEGUM JAAN, LLC has caused these presents to be signed by JERRINE LUKA, its President, thereunto authorized, attested by its Secretary (or authorized trust officer), (name of Secretary or authorized trust officer), and its common seal hereunto affixed this \_\_\_\_ day of APRIL, 2015.

BEGUM JAAN, LLC

\_\_\_\_\_  
Mr. Jerrine Luka  
President

Attest:

\_\_\_\_\_  
XYZ  
Abcd

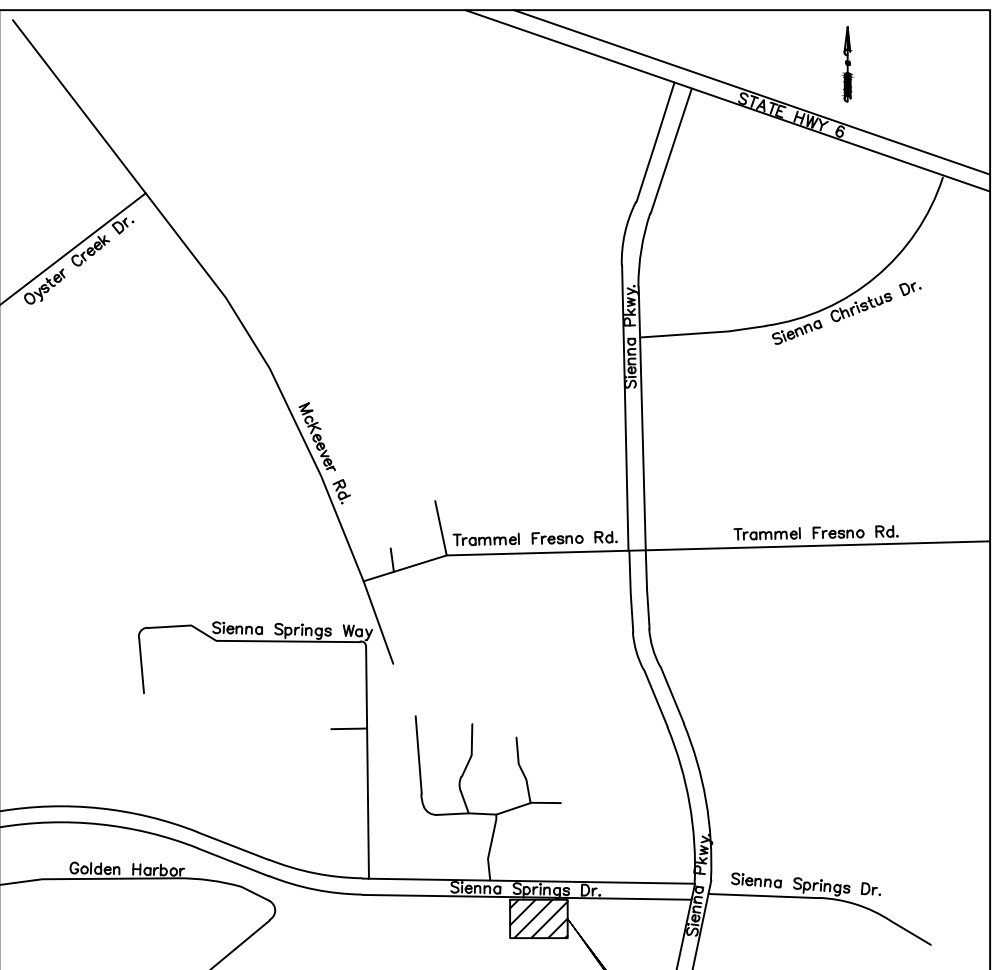
STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, the undersigned authority, on this day personally appeared (names of persons signing the plat, owners, corporation officers and lienholders), (corporation titles if appropriate), known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed (add for corporations, "and in the capacity therein and herein stated, and as the act and deed of said corporation").

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this (number) day of (month), (year).

\_\_\_\_\_  
(Signature of Notary Public)  
Notary Public in and for the State of Texas (Affix notary seal)  
My Commission Expires:\_\_\_\_\_

I, SRINIVAS A. VELLORE, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

\_\_\_\_\_  
Srinivas A. Vellore, RPLS  
Reg. No. 6131



VICINITY MAP (1"=0.125 mile)

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of DAY CARE DEVELOPMENT in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this \_\_\_\_ day of APRIL, 2015.

By:\_\_\_\_\_  
Chairperson  
SONYA BROWN-MARSHALL

By:\_\_\_\_\_  
Vice Chairman  
Timothy R. Haney

I, LINDA WILLIS for LAURA RICHARD, Clerk of the Commissioners' Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock (a.m. or p.m.), and duly recorded on \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock (a.m. or p.m.), and in Volume \_\_\_\_\_, page \_\_\_\_\_ of the map records of Fort Bend County for said County. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

\_\_\_\_\_  
Ex Officio Clerk of the Commissioners' Court of Fort Bend County, Texas

By:\_\_\_\_\_  
Deputy

APPROVED BY THE CITY OF MISSOURI CITY, TEXAS, PLANNING COMMISSION (or DIRECTOR OF DEVELOPMENT SERVICES) on \_\_\_\_\_

\_\_\_\_\_  
Chairman or Vice-Chairman or Director of Development Services

\_\_\_\_\_  
Secretary  
MARIA GONZALEZ

# CHILD CARE DEVELOPMENT

1.250 Acre tract of land  
located in the MOSES SHIPMAN LEAGUE, SURVEY  
ABSTRACT No. 86, FORT BEND COUNTY, TEXAS

LOT 1; BLOCK 1; RESERVE A

OWNER:  
BEGUM JAAN, LLC  
ADDRESS